178.0	0004	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	689,800 /	689,800
USE VALUE:	689,800 /	689,800
ASSESSED:	689,800 /	689,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASEY ELLEN
Owner 2:	
Owner 3:	
Street 1:	66 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CASEY ELLEN /TRUSTEE -
Owner 2:	66 DOW AVE TRUST -
Street 1:	66 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8559.000	215,800	300	473,700	689,800
Total Card	0.196	215,800	300	473,700	689,800
Total Parcel	0.196	215,800	300	473,700	689,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.83 | /Parcel: 574.83

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	120504
GIS Ref	
GIS Ref	
Insp Date	08/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,800	300	8,559.	473,700	689,800		Year end	12/23/2021
2021	101	FV	209,300	300	8,559.	473,700	683,300		Year End Roll	12/10/2020
2020	101	FV	209,200	300	8,559.	473,700	683,200	683,200	Year End Roll	12/18/2019
2019	101	FV	185,500	300	8,559.	473,700	659,500	659,500	Year End Roll	1/3/2019
2018	101	FV	191,800	0	8,559.	399,300	591,100	591,100	Year End Roll	12/20/2017
2017	101	FV	191,800	0	8,559.	365,500	557,300	557,300	Year End Roll	1/3/2017
2016	101	FV	191,800	0	8,559.	311,300	503,100	503,100	Year End	1/4/2016
2015	101	FV	180,800	0	8,559.	270,700	451,500	451,500	Year End Roll	12/11/2014

!13978!

PRINT

Date	Time
12/30/21	18:05:57

LAST REV

Date	Time
09/13/18	12:15:38
apro	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 13978

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASEY ELLEN /TR	40373-575		8/8/2003	Family	99	No	No		
CASEY ELLEN P	32513-406		3/19/2001	Family	1	No	No		
CASEY THOMAS	28120-96		1/29/1998	Family		No	No		A

USER DEFINED

Prior Id # 1:	120504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2013	761	Re-Roof	11,769	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Inspected	PH	Patrick H
7/31/2018	MEAS&NOTICE	CC	Chris C
4/30/2014	External Ins	PC	PHIL C
6/20/2013	Info Fm Prmt	EMK	Ellen K
10/21/2008	Meas/Inspect	355	PATRIOT
1/14/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8559		Sq. Ft.	Site		0	70.	0.79	7									473,738						473,700	

Total AC/HA:	0.19649	Total SF/SM:	8559	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	473,738	Spl Credit		Total:	473,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GRaY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312797
Depreciation:	96967
Depreciated Total:	215830

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

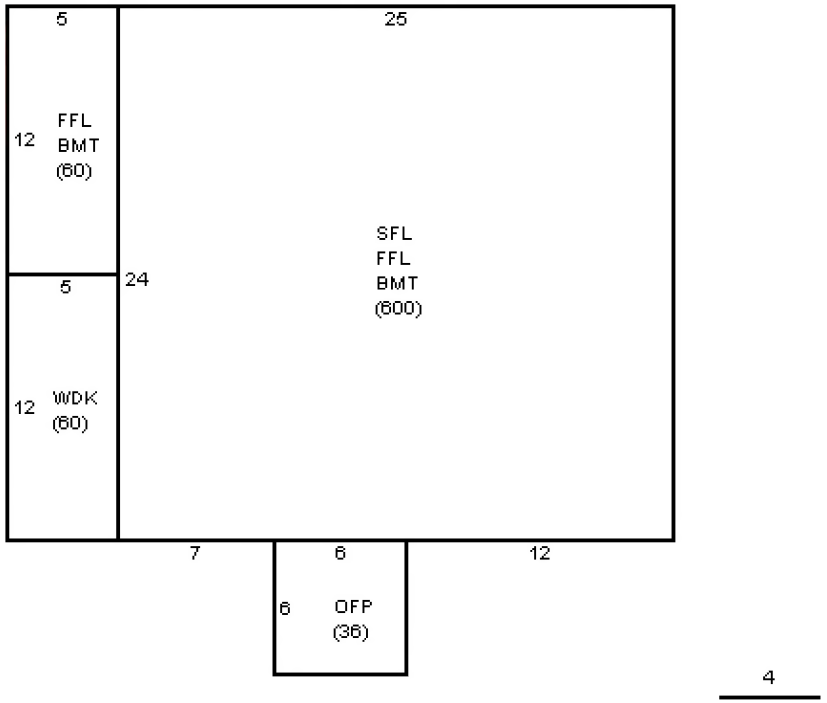
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.20
Special Features:	0	Val/Su Net:	110.33
Final Total:	215800	Val/Su SzAd	179.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	53.160	35,086
FFL	First Floor	660	177.200	116,953
SFL	Second Floor	540	177.200	95,689
WDK	Deck	60	16.160	969
OFP	Open Porch	36	44.430	1,599

Net Sketched Area:	1,956			Total:	250,296
Size Ad	1200	Gross Area	2016	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	FR	1980	0.00	T	39	101						
19	Patio	D	Y	1	8X10	A	AV	1980	6.00	T	31.2	101			300			300

More: N	Total Yard Items:	300	Total Special Featues:		Total: 300